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Reginald Road South,
Chaddesden
£270,000



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CORNER PLOT WITH REAR GATED DRIVEWAY & LARGE DETACHED GARAGE - This traditional bay-fronted detached home offers a superb opportunity for buyers seeking generous outdoor space and excellent versatility. Set on an impressive corner plot, the property features extensive parking and a substantial detached garage that lends itself perfectly to use as a workshop or potential studio conversion.

Inside, the layout supports comfortable family living, with an inviting lounge leading through to a contemporary open-plan kitchen/diner designed for everyday convenience and social occasions. With three well-proportioned bedrooms, a modern bathroom and practical ground-floor amenities, this home delivers a balanced combination of character, space and practicality both inside and out.





The Detail

The property opens with a bright hallway featuring inset glazing, a side window and practical under-stairs storage. The lounge sits to the front with a bay window and double doors linking smoothly to the refitted kitchen/diner. This open-plan space includes grey high-gloss units, integrated electric oven and grill, stainless steel hood, additional cupboards and shelving, plus designated spaces for appliances. A one-and-a-half bowl sink with swan-neck mixer tap complements the layout, while French doors open directly onto the rear garden. A separate utility room offers plumbing for a washing machine and access to a downstairs WC.

Upstairs, the landing includes a rear window and loft access. The main bedroom features a bay window, additional side window and mirrored fitted wardrobes. The second double bedroom provides built-in storage, while the third sits at the front. A modern four-piece bathroom completes the accommodation.



Externally, the property occupies a generous corner plot with a gated, remote-controlled entrance leading to a large block-paved driveway. The substantial detached garage, measuring approximately 16'10" by 14'6", offers excellent potential as a workshop or possible studio. Lawn areas and panelled fencing provide a private and well-structured outdoor setting.





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The Location

Chaddesden is a convenient and popular residential area situated three miles away from Derby City centre and offers a good range of local shopping facilities to include a varied range of shops, public houses, restaurants, petrol station and regular bus services into Derby City centre.

It also offers excellent access to the road networks with the A52 located a few minutes drive away giving onward access to the A38 and M1 Motorway and the major motorway network. East Midland's Airport is also easily accessible.

For those who enjoy the outdoor pursuits there are golf courses available at Morley Hayes, Horsley Lodge and Breadsall Priory which also offers a gym and country club.

This property is located a few minutes drive away from open countryside and leisure facilities including Chaddesden Park and the nearby Locko Country Park offering delightful walks and scenery.







Reginald Road South, Chaddesden, Derby



Approx. Gross Internal Floor Area 1177 sq. ft / 109.33 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The *Particulars*

- Traditional Three Bedroom Detached Property
- Corner Plot Position, Rear Access
- Large Detached Garage/Workshop
- Parking For Several Vehicles
- Lounge With Bay Window
- Impressive Recently Fitted Open Plan Kitchen
- Separate Utility Room, Downstairs WC
- Bathroom With Four Piece Suite
- Superb Location, Close To Chaddesden Park
- Easy Access To Chaddesden Village, Shops And Local Supermarket

Size

Approx 933.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's *Talk*

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